

FOR SALE

3900-3902 HUMPHREY STREET
SAINT LOUIS, MO 63116

Four-family | 8 BR / 8 BA | Tower Grove South



Fully updated four-family asset
Individually metered tenants pay electric, gas,
water/sewer/trash
Strong in-place income with upside

OFFERED AT \$825,000

Interior Photos

Renovated Kitchens, Baths, and Living Areas



SCAN FOR FULL PHOTO GALLERY, RENT ROLL, AND ADDITIONAL DETAILS



Investment Highlights

- Four identical 2 bed / 2 bath units
- Desirable 2-bath layouts for the submarket
- Extensive renovations reduce near-term capital needs
- Updated plumbing, electrical, and HVAC systems
- Individually metered units minimize owner expenses
- Washer/dryer hookups in each unit
- Located in Tower Grove South near major amenities

Recent Improvements

2022 Renovation

- New plumbing
- New HVAC service
- New electrical
- Interior wall leveling and drywall repairs
- Updated kitchens and finishes
- New flooring
- Bathroom updates
- Interior and exterior paint
- New roof
- Updated decking
- Washer/dryer hookups in each unit

Financial Overview

Price: \$825,000
Gross Scheduled Income: \$78,672
Operating Expenses: \$16,434

Net Operating Income: \$48,556

Price per Unit: \$206,250

Location

Located in Tower Grove South near Tower Grove Park, South Grand dining, Morgan Ford amenities, and major commuter routes.

For More Information

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Showings must be scheduled through agent.

DO NOT DISTURB TENANTS.

Scan for full photo gallery, financials, and additional property details.

